

2433 Quenby Unit C

FEATURES & AMENITIES

OVERALL

- Gated community of 4 homes
- Electronic driveway gate
- Two car attached garage with automatic garage door opener, epoxy flooring, large work/storage space
- Recently repainted interior (October 2021)
- All bedrooms have private en-suite bathroom
- Two stairwells
- New fence (2020)
- New tankless water heater (installed October 2021)
- Roof is approximately 6 years old
- Nest thermostat
- Both condenser fan motors replaced (2021)
- Located just steps away from popular shopping/dining Rice Village
- Walking distance to popular restaurants, coffee shops, bars: Local Foods, Gratify, Hungrys, 60 Vines, Hopdoddy, Sweetgreens, Goode Company BBQ, Van Leeuwen Ice Cream, Grinder's Coffee, Little Woodrow's, Goode's Armadillo Palace -- to name just a few!
- Walking distance to Rice University & oak tree-lined walking/running trail around the Rice University Loop
- Biking distance or short drive to Medical Center
- Minutes to shopping/dining in River Oaks Area and Upper Kirby
- Close proximity to Downtown, Hermann Park, Theater District, Museum District, Buffalo Bayou Park walk/run/bike trails
- Easy access to major freeways including 59, 6-10, 45

LIVING ROOM

- Spacious sunken room
- High ceiling
- Huge windows with plantation shutter, allowing for tons of natural light
- Gas log fireplace
- Two sets of display shelves with storage cabinets below
- Custom wallpaper installed in display shelves

- Recessed dimmable canned lights
- Double crown molding
- Hardwood floors

DINING ROOM

- Conveniently located off of the kitchen and next to the living room
- Decorative light fixture
- Vaulted ceiling
- Recessed dimmable can lighting
- Hardwood floors
- Plenty of room for additional furniture such as a buffet and to display artwork
- Three column details
- Double doors open to the kitchen

KITCHEN

- Renovated kitchen (2012)
- Repainted cabinets (2020)
- Jenn-Air stainless steel gas range
- Jenn-Air built-in stainless steel microwave
- Jenn-Air stainless steel dishwasher
- Built-in mini wine fridge
- New plumbing fixture
- Double basin stainless steel sink
- Silestone countertops
- Subway tile backsplash
- Pantry
- Large pot drawer
- Custom pull out storage in corner cabinet
- Plantation shutters
- Recessed dimmable canned lighting
- Under cabinet lighting
- Clear glass front display cabinets
- Breakfast bar with room for barstools
- Opens to breakfast room
- Hardwood floors

BREAKFAST AREA

- Open to kitchen area
- Located by the backstairs
- Large windows with plantation shutters
- Double crown molding
- Hardwood floors



2433 Quenby Unit C

FEATURES & AMENITIES

BREAKFAST AREA (continued)

- Butler's pantry area with cabinets/drawers
- Double doors open to the dining room

POWDER ROOM

- Located on 2nd level with main living space
- Tile backsplash detail wall

PRIMARY SUITE

- Located on third floor
- Vaulted ceiling
- Hardwood floor
- Spacious room with room for a sitting area
- Decorative light fixture
- Recessed dimmable can lighting
- Double crown molding
- Big windows, allowing for tons of natural light
- Plantation shutters
- Large redone walk-in closet with pull down hanging racks, built-in shelves and drawers and two decorative light fixtures

PRIMARY BATH

- Renovated (2012)
- Double doors
- Dual sinks
- Plenty of storage; lots of cabinets and drawers
- Slow close drawers
- Decorative sconces on either side of each mirror
- Two decorative mirrors
- Decorative light fixture
- Designer wallpaper
- Separate water closet
- Walk-in shower with bench and additional handheld sprayer
- Frameless glass surrounding the shower with tile floor
- Granite countertops

GUEST ROOM #1

- Located on first floor
- Flexible space that could function as study, gym, playroom or additional guest suite
- Ceiling fan/light fixture

- Double crown molding
- Two large walk-in closets
- Plush carpet
- Double doors open to exterior space perfect for pets to use; new fence (2020)
- En-suite bath
 - Vanity with plenty of cabinets/drawers
 - Large mirror with vanity lights
 - Medicine cabinet
 - Separate room for tub/shower combination and toilet

GUEST ROOM #2

- Located on third floor
- Decorative light fixture
- Double crown molding
- Large windows with bench seat and blinds
- Closet with custom, adjustable shelving
- Additional entrance from back stairwell
- Plush carpet
- En-suite bath
 - Vanity with plenty of cabinets/drawers
 - Built-in storage with extra cabinets
 - Large mirror
 - Recessed can lighting
 - Tub/shower combination

UTILITY CLOSET

- Located on the 3rd floor with primary bedroom and secondary guest bed
- Cabinets
- Washer/dryer included

COMPASS